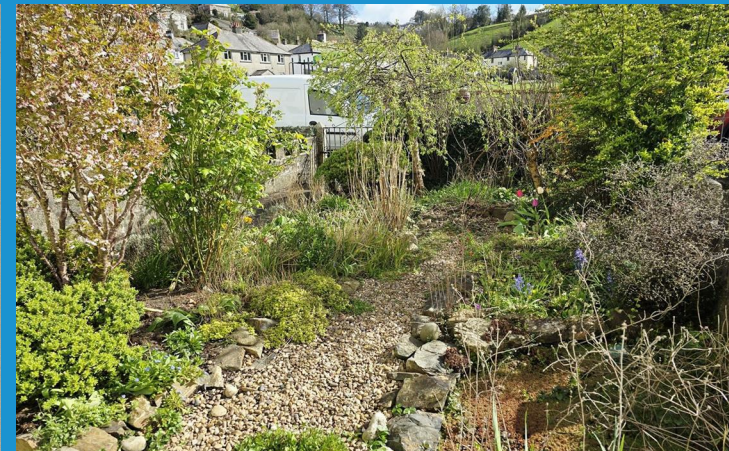




Tredydan Road  
Launceston | Cornwall



Town • Country • Coast



Overlooking the nearby park and iconic Norman Castle is this 3 bedroom cottage with 2 reception rooms alongside front and rear gardens.

The cottage is well presented throughout with two separate reception rooms, both rooms have period features including fireplaces. Leading off the hallway and overlooking the front garden is the sitting room. The dining room is a generous size and leads to the kitchen which has multiple eye and base level units and space for white goods. From the kitchen a door leads to a rear path.

On the first floor are three bedrooms and a bathroom. The master bedroom is front aspect with a beautiful view across the park towards the castle. Bedroom 2 is rear aspect and has a view over the local steam railway. Bedroom 3 is a comfortable single room or could possibly be utilised as a study. There is a stylish shower room.

In front of the property is a enclosed garden with pathway to the front door. The garden is well stocked with a range of plants and shrubbery and is full of colour in the spring and summer. To the rear of the property there is a right-of-way for neighbouring properties. Also to the rear of the property is a garden shed with further courtyard area.



### Situation

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postcode to the property is PL15 8HY. From the town proceed down St Thomas Road and take the left hand turning just before the traffic lights onto Tredydan Road, proceed along this road where the property can be seen on your right hand side.

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## Hallway

## Living Room

12'0" x 10'0" (3.66m x 3.07m)

## Dining Room

11'3" x 11'1" (3.43m x 3.40m )

## Kitchen

14'3" x 5'6" (4.36m x 1.68m )

## First Floor

### Bedroom 1

12'9" x 8'10" (3.90m x 2.70m )

### Bedroom 2

8'4" x 6'9" (2.56m x 2.07m )

### Bedroom 3

9'8" x 6'2" (2.96m x 1.88m)

## Bathroom

8'3" x 5'9" max (2.54m x 1.77m max )

2.54m narrows to 1.61m

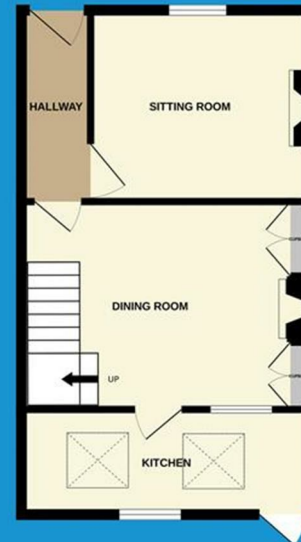
## Services

Mains Electricity, Gas, Water and Drainage.

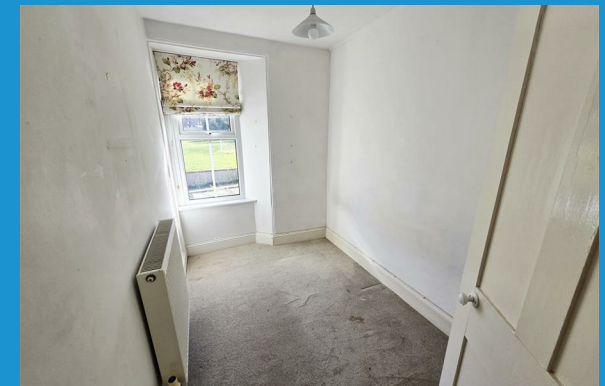
Council Tax Band B

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 85                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 66      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

## Ground Floor



## First Floor



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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